Monday, October 10, 2016 7th Floor Conference Room 2:00 p.m.



Carrie Tai, Hearing Officer

Zoning Administrator Hearing

REGULAR AGENDA

1. Application No. 1609-18 (Mark Hungerford, Project Planner)

4000 E. Olympic Plaza (District 3)

A Local Coastal Development Permit for an 80-foot-tall "story pole" installation with attached flags representing the heights of the former Belmont Plaza Pool and the proposed Belmont Beach Aquatic Center. The installation will be supported by guywires extending north, east, and west from the structure. The structure and the guy-wire landing areas will be protected by temporary fencing. The story pole installation will remain on-site from 14 days prior to the first public hearing and remain in place through the end of the appeal period. Per Section 21.21.302 (B)(5), the story pole installation is part of the required public noticing for the Belmont Beach and Aquatic Center project's requested Standards Variance.

Environmental Review: This project qualifies for a categorical exemption per Section 15304 of the California Environmental Quality Act Guidelines. (CE 16-229)

Suggested Action: Approve, subject to conditions

2. Application No. 1604-04 (Scott Kinsey, Project Planner)

6230 Marina View Drive (District 3)

A Local Coastal Development Permit to find that construction of a new storm drain outlet to the Los Cerritos Channel for the Belmont Shores Mobile Estates mobile home park, to replace the existing storm drain outlet, is in conformance with the City's Certified Local Coastal Program. The project also includes various on-site private property infrastructure upgrades for the mobile home park, located at 6230 Marina View Drive in Subarea 10a of the Pd-1 zoning district (South East Area Development Improvement Plan).

Environmental Review: The project qualifies for a categorical exemption per Section 15302 of the California Environmental Quality Act Guidelines. (CE 16-094)

Suggested Action: Approve, subject to conditions

Zoning Administrator Hearing Agenda October 10, 2016 Page 2 of 2

3. Application No. 1608-18 (Ira Brown, Project Planner)

11 Sea Isle Drive (District 3)

A Local Coastal Development Permit request to allow the demolition of an existing seawall and the installation of a new steel sheet pile seawall and concrete cap at an existing single-family residence located in the R-1-S zoning district.

Environmental Review: This project qualifies for a categorical exemption per Section 15302 of the California Environmental Quality Act Guidelines. (CE16-208)

Suggested Action: Approve, subject to conditions

4. Application No. 1608-06 (Cuentin Jackson, Project Planner)

351 Grand Avenue (District 3)

An Administrative Use Permit request to allow the conversion of a general commercial tenant space to an artist studio at an existing mixed-use property in the R-1-N zone.

Environmental Review: This project qualifies for a categorical exemption per Section 15301 of the California Environmental Quality Act Guidelines. (CE 16-197)

Suggested Action: Approve, subject to conditions

5. Application No. 1608-02 (Cuentin Jackson, Project Planner)

4600 Pacific Avenue (District 8)

A Fence Height Exception request to allow a front yard fence height of 5'0", instead of not more than 3'0", at a single-family dwelling in the R-2-N zone.

Environmental Review: This project qualifies for a categorical exemption per Section 15301 of the California Environmental Quality Act Guidelines. (CE 16-195)

Suggested Action: Approve, subject to conditions

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